

Surf Pines Breeze

Newsletter of the Surf Pines Association



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New Meeting House Is a Work in Progress

by Patrick Kelley with photos by Roger Masse



At its monthly meeting on November 21, 2005, the Board of Directors unanimously approved the concept of renovating the old gatehouse to create a new meeting house for members of the Surf Pines Association. Then, at the Annual Meeting on August 5, 2006, the members of the association approved by a vote of 92 to 4 a budget that included \$25,000 for renovating the old gatehouse into the new meeting house. Now the new meeting house is a work in progress.

Outside, the old house is being renovated with new cedar-shake siding; and new landscaping and additional parking are planned. Inside, the old house is being renovated to provide a sizable new meeting room, plus a small kitchen and a restroom.

When the renovation is complete, the new meeting house will provide a site in Surf Pines not only for monthly board meetings and committee meetings, but also for other meetings of members of the association, including such diverse groups as hikers and quilters. On a scheduled basis, the new meeting house will be available for the use of all members.

Renovation is progressing under the direction of Don Kruger, President, and Ken Weber, Chairperson of the Roads and Grounds Committee. (Continued on page 2.)



Inside and out, the new meeting house is a work in progress.



New Meeting House Is a Work in Progress (continued)

Because Don and Ken and members of the committee, including Al Beck, Wayne Fleming, Dave Lukens, and Bob McWhirter have done much of the work themselves as volunteers, the renovation is on budget. More volunteers are welcome. To volunteer, contact Don Kruger. (For contact information, see page 8.) Don anticipates that the new meeting house in Surf Pines will be ready for members of the association and their meetings in the spring of 2007.

Editors' note: Readers of *Sand Dunes to Surf Pines*, the history of Surf Pines by member Alice Gustafson, know that the new meeting house is, in fact, old. In her book, Alice shows a photograph of the building when it was located in Seaside in 1948. At that time, it was the realty office for the Seaside Gearhart Land Company from which Barney Lucas offered ocean-front 5-acre tracts in Surf Pines for \$3,000 and ocean-front 10-acre tracts in Surf Pines for \$5,000. In 1950, the building was moved from Seaside to its current location in Surf Pines. There, it was Bill Manion's official realty office for Surf Pines and the unofficial guardhouse from which he controlled access to Surf Pines. The building became the gatehouse in 1989 when the gates were installed in Surf Pines. In other words, some of the history of old Surf Pines is housed within the new meeting house.

Quick News



Plan to Attend the Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Don Kruger, President, is scheduled for Saturday, August 4, 2007, at 9:00 a.m. at the Astoria Golf and Country Club. Mark your new calendar and plan to attend.

Attend Monthly Board Meetings

The monthly meetings of the Board of Directors—open to all members of the association—are usually held on the third Monday of each month at 4:30 p.m. in Surf Pines at the new meeting house, amid the renovation work. "Comments from the Membership" is always toward the top of the agenda.

On the weekend-before a meeting, the agenda is available at the gatehouse and on the Surf Pines Web site. Soon after a meeting, the minutes are available on the Web at www.surfpines.org.

You can attend to business by either attending the meetings or reading the minutes.

Note Procedure to Contact Rocky Bauer

Instead of being available in the office during fixed office hours, Rocky Bauer, the

security/maintenance manager, is available on call. If you need to speak with Rocky, then either call him at (503) 738-0637 or stop by the office whenever the "Open" sign is posted.

To accommodate all members of the association, including weekenders, Rocky is on duty through the weekends. His work days are Thursdays, Fridays, Saturdays, Sundays, and Mondays. He is off duty on Tuesdays and Wednesdays.

Bag Your Dog's Feces

If you own a dog, then you either walk your dog or your dog walks you. You and your dog walk in the park, on the paths, and on the roadsides of Surf Pines—where your neighbors walk too. If you are a dog owner who bags your dog's feces during a walk, then accept your neighbors' thanks for your neighborly action. You can stop reading this item. If you cannot stop reading, then this item is for you. A consensus is forming among members, including members who own dogs. Members agree that a dog owner's not bagging his or her dog's feces is unneighborly if the feces are either on association property where members are likely to walk, including in the park, on the paths, and on the roadsides, or in neighbors' yards. Please take the neighborly action.



Quick News (Continued)

Remember That Dues Are Due

Bill Barrons, Administrator, reminds that dues, which are billed in arrears, are due by the end of the month in which you receive a statement and are delinquent thereafter. For example, a statement dated January 1, 2007, which is for dues during October, November, and December of 2006, is due by January 31. Payment is delinquent thereafter.

Know the Consequences of a Delinquent Payment

Bill Barrons, Administrator, explains that if a payment is delinquent for either dues, a fee, or an assessment, then the balance is re-billed each month until it is paid. A late charge is added to the balance each month, \$15 in the case of dues and either \$15 or 5%, whichever is larger, in the case of either a fee or an assessment. If a payment is delinquent for 4 months, then the next re-billing includes a "Notice of Pending Lien." And if a payment for the balance due is still delinquent 15 days after the date of the "Notice of Pending Lien," then a lien on the property is filed with the county. The cost of filing the lien is added to the balance due.

Meet with the Sunset Lake Community Association

The Sunset Lake Community Association, which is devoted to saving the lake, meets regularly on the second Saturday of the month from 10:00 a.m. to noon at the Pacific Grange Hall. The next meeting is scheduled for January 13. If you live either on the lake or near it (or if you enjoy the lake no matter where you live), then you are welcome to attend these meetings. For more information about the Sunset Lake Community Association and its work, contact Robin Rhodes at either robinrds@msn.com or 738-5208.



Many, many trees fell in Surf Pines in the storm on December 14.

Pick Up Free Firewood

Firewood that is stacked in the association's right-of-way along the roads of Surf Pines is free. Pick up as much of the firewood as you can use. Rocky Bauer, the security/maintenance manager, will thank you for picking up all of the logs in a stack so that no logs are hidden in the grass when he mows the right-of-way in the spring.



Thank the Clean-up Crew

After the storm on December 14, 2006, Youngs River Tree Service and Rocky Bauer went to work clearing fallen trees from the roads of Surf Pines and removing trees that threatened homes. Their work enabled you to travel on our roads after the storm. For days after the storm, they worked to remove fallen trees and broken branches from the association's right-of-way.



Burn Safely

Before you burn debris from the fall and winter storms, see "Fire and Smoke" in your copy of the *Surf Pines Association Owners' Information Guide, 2006-2007*, page 10. To reduce the risks to people and property presented by fire and smoke, guidelines have been established for members who plan to burn small amounts of debris.



Speed Limit Enforced on the Roads of Surf Pines

by Patrick Kelley

Because drivers share the narrow roads of Surf Pines with bicyclists, runners, joggers, walkers, children at play, elk, deer, and other wildlife, the posted speed limit on the roads is 25 miles per hour. That you know.

What you might not know is that, because the roads of Surf Pines are private property, owned by the association, no agency of either state or local government enforces the speed limit.

Because neither the Clatsop County Sheriff's Department nor any other governmental agency enforces a speed limit on private property, the association enforces the speed limit itself. According to Article 8.1.a of the Bylaws of the Surf Pines Association, "The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of common properties and facilities provided by the association, and the personal conduct of members and their guests thereon, and to establish penalties for the infraction thereof."



The association posts regulatory signs along the roads of Surf Pines to indicate that the speed limit is 25 miles per hour. Near each gate, it posts a sign to indicate that the speed limit is enforced by radar. And in each issue of the *Breeze*, it publishes a news item to indicate that the speed limit is 25 miles per hour and that this speed limit is enforced by radar.

The association employs an off-duty deputy sheriff to monitor speed with radar. If the radar establishes that a driver is exceeding the speed limit, then the deputy sheriff reports the driver to the association. The association notifies the driver of its intention to levy an assessment as the penalty for exceeding the speed limit and provides an opportunity for the driver to request a hearing before the board to justify speeding in his or her particular case. If the driver's justification for exceeding the speed limit is rejected or if the driver waives the hearing, then an assessment is levied based on the schedule of fees currently in use by Oregon courts:

MPH in Excess of Posted Speed	Assessment
1-10	\$94
11-20	\$141
21-30	\$237
Over 30	\$421

Five drivers have been reported recently for exceeding the speed limit on the roads of Surf Pines. Each driver has been notified of the association's intent to levy an assessment, pending any request for a hearing.

Editors' note: Patrick Kelley serves as the corporate secretary.



An Automobile Accident Unreported

by Patrick Kelley with photos by Roger Masse

On December 22, 2006, at approximately 8:00 p.m., a driver drove off the road at the curve where Manion Drive and Ocean Drive intersect. The driver's automobile struck the fire hydrant that was approximately 20 feet from the road, pushed the heavy hydrant approximately 12 feet, and hit a tree that is approximately 6 feet further from the road. That the automobile is a Lincoln, metallic blue-gray in color, is apparent from the pieces of it that were left at the base of the tree. The driver drove away from the scene of the accident without reporting it.



The accident scene and pieces of the Lincoln

With the hydrant pushed 12 feet from its site, water gushed into the air, washed away sand to create a pond approximately 10 feet in diameter and 6 feet deep, and flowed across Manion Drive at a depth of several inches. Passersby who drove through the water alerted Rocky Bauer, the security/maintenance manager, who alerted Public Works from the City of Warrenton. One of the passersby, Terry Andrews, alerted Ken Weber, the chairperson of the Roads and Grounds Committee. And a small crowd gathered in the dark to support the representative of Public Works, who successfully shut off the flow of water at approximately 10:00 p.m.



Although it is not known whether speeding was a cause of this particular accident, it is generally known that speeding increases the likelihood of such an accident. If you know more about the accident, then contact Rocky at 738-0637.

Storms Affect Committees' Work

Perhaps you remember the storms of November and December. Long-time members of the association, like Tom and Arlene Snashall, remember the storm on December 14, 2006, as the worst storm that they have experienced during their many years in Surf Pines.

The weather this autumn and winter has affected the work of the Roads and Grounds Committee. The committee's chairperson, Ken Weber, reports that repaving that was scheduled for early autumn had to be postponed because of rain and cold temperatures. The repaving is rescheduled for spring. And the cost of removing downed trees from the roads and the right-of-way after the winds of November and December has exceeded the amount budgeted for this work. The overage will be covered by some of the amount budgeted for repaving.

The Roads and Grounds Committee's charge is to maintain and improve the roads and grounds of Surf Pines. To volunteer to serve on the committee, contact Ken Weber, the chairperson. (For contact information, see page 8.)

The weather also has affected part of the work of the Security Committee. The committee's chairperson, Michael Wilkin, reports that the gates have to be left open during high winds. He adds that the south gate has been open recently not only because of the winds, but also because of an electrical and mechanical problem that is proving difficult to solve.

The Security Committee's charge is to increase the safety and security of people and property in Surf Pines. In addition to Michael Wilkin, current members of the committee include Burr Allegaert, Gene Kever, Tom Wilcox, and Mark Whisler. To volunteer to serve on the committee, contact Michael Wilkin, the chairperson. (For contact information, see page 8.)



Surf Pines Social Calendar: The Annual Holiday Party

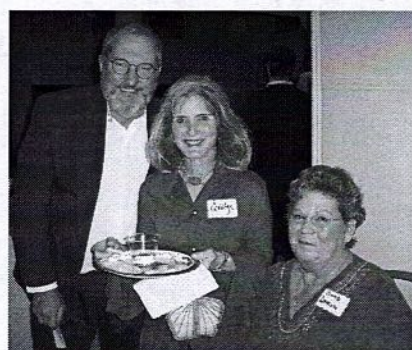
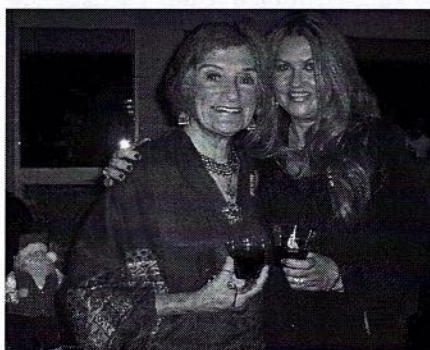
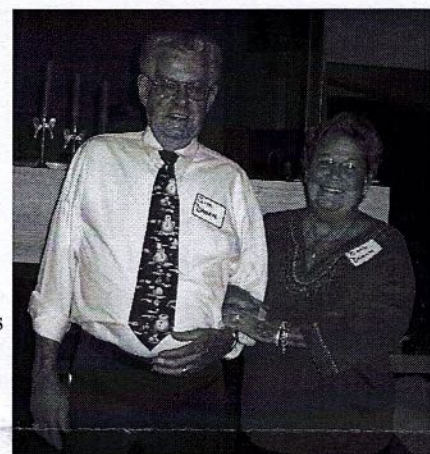
photos by Roger Masse

The Surf Pines social calendar for 2006 concluded with the premier social event of the year, the Annual Holiday Party. Approximately 105 members, a record number for this event, attended the holiday party on Saturday, December 9, 2006, from 5:00 to 9:00 p.m. at 33112 Malarkey Lane, the home of Jim and Barbara Damon.

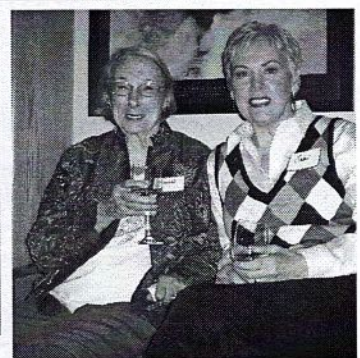
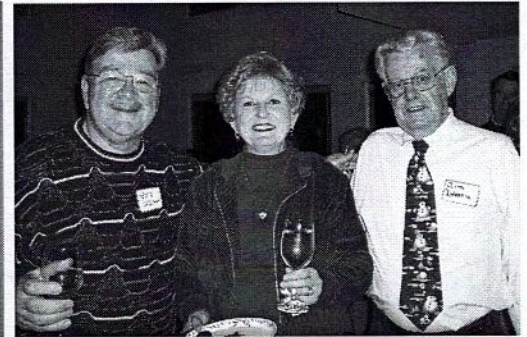
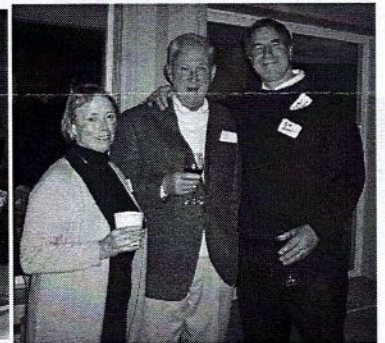
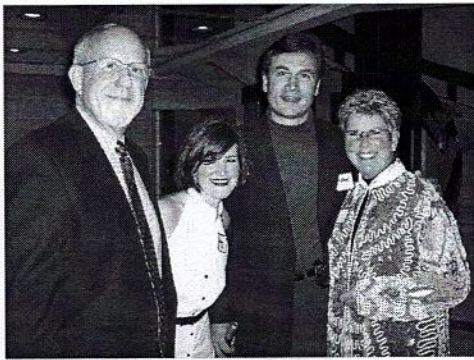
The Damons hosted most graciously in their home. They started the party early so that guests who arrived early could see the best view in Surf Pines from the home at the top of Strawberry Hill. And the Damons opened all 6,230 square feet and all 3 levels of their home to their guests for self-guided tours. The home is famous for the third floor, of course, a guest room that slowly revolves in a full circle. The second floor is the master bedroom. And the first floor is the ultimate party place, with a huge foyer, bar area, dining area, and living area, where 105 guests were wined and dined in luxury.

Guests were welcomed heartily with hearty hors d'oeuvres in the foyer; wine flowed freely in the bar area; and poached salmon, roast turkey, baked ham, side dishes, salads, and desserts overflowed from the dining area into the kitchen. The fellowship among the guests was as good as the food and the drink.

In the new year, you can look forward to another busy Surf Pines social calendar, courtesy of the Community Relations Committee, including Norma Keever, Chairperson, and members Bonny Groshong, Robin Rhodes, Bonnie Rogie, Tracy Sherrell, and Katie Weber. This committee's charge is to promote positive community relations in Surf Pines. To volunteer to serve on the committee, contact Norma Keever, the chairperson. (For contact information, see page 8.)



Surf Pines Social Calendar: The Annual Holiday Party



Board Grants Permission for Removal of Scotch Broom



At the regular meeting of the Board of Directors on November 20, 2006, Robert Steinman of Youngs River Tree Service informed the board that federal and state funds are available to reclaim and restore habitat for the Oregon silverspot butterfly (*Speyeria zerene hippolyta*), a "threatened" species, in the Clatsop Plains Habitat Conservation Area, which includes parts of Surf Pines. Robert stated that his tree service is preparing to apply for funding to remove Scotch broom (*Cytisus scoparius*) to reclaim habitat not only for the elusive butterfly, but also for other wildlife. He explained that his tree service proposes to remove Scotch broom by cutting it several inches below ground level without removing other vegetation. The board granted Youngs River Tree Service permission to remove Scotch broom from the association's property.

Regarding removing Scotch broom from other properties in Surf Pines, the board noted that Youngs River Tree Service must obtain permission from the owner of each property. If Robert contacts you for permission to remove Scotch broom from your property, then you have this advance notice of the project.

Welcome the New Residents



Welcome these new residents to Surf Pines: **Steven & Peggy Dawson**, 89924 Manion Drive; **William & Diane Dougherty**, 89340 Ocean Drive; **Melissa Filter**, 89604 Ocean Drive; **Mark & Tamara Johnston**, 89468 Shady Pines Road; and **Chad & Denele Sweet**, 90009 Manion Drive.

If you are a new resident (since July 1, 2006) but your name is not on this list, then contact Bill Barrons, Administrator. Contact Bill, too, about any inaccuracy in either your name or address.

Surf Pines Association Board of Directors

President	Don Kruger	90128 Manion Dr.	861-3815	dlkruger@seasurf.net
Vice President	Michael Wilkin	89961 Manion Dr.	861-0701	wilkin@ccalmr.ogi.edu
Director	Ken Weber	89783 Sea Breeze Dr.	738-5986	kkweber@seasurf.net
Secretary	Patrick Kelley	33251 Pine Ridge Ct.	717-8460	roger_masse@sprynet.com
Treasurer	Bob McWhirter	89997 Surf Pines Landing Dr.	738-5758	bobmcwh@aol.com
Administrator	Bill Barrons	1 Third St. No. 202 Astoria, OR 97103	338-8175	bbarrons@diaaloregon.net
Committees				
Security	Michael Wilkin	89961 Manion Dr.	861-0701	wilkin@ccalmr.ogi.edu
Roads & Grounds	Ken Weber	89783 Sea Breeze Dr.	738-5986	kkweber@seasurf.net
Community Rela-	Norma Keever	89026 Ocean Dr.	738-5069	gnkeever@msn.com
Park	Ken Weber	89783 Sea Breeze Dr.	738-5986	kkweber@seasurf.net

The Surf Pines Breeze is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Lane, Warrenton, Oregon 97146. Members are invited to contribute articles. Contact Roger Masse or Patrick Kelley at roger_masse@sprynet.com or at 33251 Pine Ridge Court.